are two components to market resistance. One is discounted value and the second is an extended marketing time. An inclusive component of stigma is the future attempts to sell or finance the properties. An appraiser would be required to comment on the condition or status if it's known. Should the appraiser not report the condition and there is evidence of a problem, an appraiser may have liability. In addition should a realtor list the property disclosure of the condition would be required. In comparison the issue of soils damage is only truly come to light in the last ten years or so. Property owners, builders, appraisers, and other experts are now more aware of the components of value and what issues may impact value. Regardless of the testimony heard should the buying public perceive a health problem, real or not, there will be an impact on value. On the overhead and on the chart that was handed out to you is a diagram of what happens to property values when a detrimental condition occurs. There is no correlation between value on the left hand side and time on the bottom side. Point A is the unaffected value, point B is where the assessment begins of what the detrimental condition is. Point C is where we begin to repair, if repair is necessary, and then we begin to look at any on going costs if there is any on going monitoring remediation and then finally we come to any market resistance. Should approval occur for the tower the assessment stage will continue to go on. This is identified under a permanent condition a chart of a permanent condition that you have on your handout where property values will drop and declined and they may continue that decline position until there is no concern by the public. Once that occurs or the assessment is finalized property values could

Witness Testimony

Roger Mattson

SHEEHAN: Your one slide on our community has the highest levels of RF radiation in the nation. What is your source on that?

OLINGER: That's numerous sources from the FCC they have quoted that to Al Hislop. And looking at just radiation levels in other communities looking at the studies.

SHEEHAN: Maybe if someone could just kind of point me the way to the exact piece of paper that shows me the source on that at some point with the CARE group, I would appreciate that.

CARNEY: That was Jerry Uhlich of the FCC said it to Carol Lomond and we have repeated it to the FCC and they have never denied it.

SHEEHAN: Well, I don't know if it's written, if it's written some way or substantiated some place, I need that. I need that as factual record, I guess for my basis of decision.

MATTSON: Good evening, my name is Roger Mattson. M-A-T-T-S-O-N. I reside at 481 Crawford Street in Golden, that's Tripp Ranch right at the base of Lookout Mountain. I am an expert in radiation standards. But, I also have a bias, so my residence is a bias, I also have 14 members of my family living in 5 households living within about 5 miles of this mountain. So, that's my bias now I will talk about what I know as an expert. I have spent my adult life in nuclear safety and radiation protection. Half of my career with the federal government with the federal regulatory agencies for Nuclear Safety and Radiation Protection and the Atomic Energy Commission, the Nuclear Regulatory Commission and the Environmental Protection Agency. For a period

in 1980 and '81, I was the Director of EPA's non-ionizing radiation standards activities. It is with that background that I would like to tell you that this isn't all about money. And you can't get off that easily. Because, no public health agency in America has stepped forward to address this problem. FCC is not a public health agency and EPA has killed it's program in this area. The public health decision has flown downhill and it's on your desk. And I would like to illustrate why that is the case by showing you briefly the history of these radiation standards in America and in the Soviet Union and then telling you what the FCC and the EPA say today about their roll in this area. Quickly, to recount what the standard is. You have heard the 200 micro-watt per square centimeter referred to by a number of people and you heard one person say that, that's really an over simplification. Mr. Hislop talked about how the standard goes up as the frequency of broadcast is up. That's very true, but it is convenient to talk about two microwatts as a simple representative sample if you will, of the standard. You have also heard no doubt that it's based entirely on thermal effects, that is the cause of heating in tissues and organs of human bodies or animals that have been subjected to this kind of radiation. To say it's based on thermal effects only means that it takes no account of possible chronic or stochastic effects including cancer that might be induced by long term low level radiation of human beings. You should also bear in mind that the standards we are going to talk about are all based on research that was complete basically by 1990. So, when you have heard the researchers earlier tonight say that there has been a marked changed in the direction of the research and the results of

the research in the last five years that means none of the standards take account for these long term, low level effects that are now being disclosed. Although people petitioned the Federal Communications Commission to include sensitivities of the limiting members of the population when they picked the 200 micro-watts they chose not to. When people said you should include the non-thermal effects that are available in the literature, they chose not to. It isn't that they addressed them and found them wanting, they chose not to. When people recommended to the FCC in the rule making to set the 200 micro-watts per square centimeter, that they introduce the concept of ALARA that's applied in every other radiation control activity everywhere in the world. FCC chose to even ignore the comment and not respond to it. This is all in the literature of the background of the development of the Federal Communication Commission standards. I would point out one more thing about those standards and that is that they're not independently administered. Every other hazard that we are use to dealing with either the FDA or OSHA or the Nuclear Regulatory Commission, or EPA has an independent oversite of the promotional agency, what we have with FCC is much like what we had with the Atomic Energy Commission prior to 1975, when the Congress split up the promotional and regulatory activities of the Atomic Energy Commission. Finally something that is not on the slide but it's clear to me tonight that people are misunderstanding it. Two hundred micro-watts per square centimeter is not a safety limit. No federal agency has set it as safe limit, it is a guideline used by FCC How do they use it? They use it to decide when to require a particular applicant to do an environmental impact

statement. The applicant can make a case that they are going to be below 200 to the effected public, they don't have to do any I.S. If they are over 200 then the FCC regulations says they have to do an E.A., environmental assessment and then the assumption would be that FCC would do any I.S. That's not the same as a safety limit. FCC is not saying and has not defended 200 micro-watts per square centimeter as safe. No one has declared it safe. It's really important to understand this, it's a bureaucratic approach to how you implement the National Environmental Policy Act. If you need more advice on understanding that I am sure your attorney can help you understand that regulatory gimmick. It's not a safety limit. Okay, let's look at where the standards came from because they varied a lot and I want to make the point that they are going to continue to vary. In fact, I am going to quote the FCC for you, cause they are going to tell you that they are going to continue to vary. The first that we knew of when I was at EPA of the concern about RF was from the Navy and it had to do with radar and it was in the early 50's. And it was when we were really building up to fight the Soviet Union and they observed cataracts in dogs that they exposed. They observed diseased workers that were exposed when they were working right on the radar. And the Navy published a standard for workers of 10,000 micro-watts per square centimeter. About the same time the Soviets apparently had the same kind of problem and set a limit that was ten micro-watts per square centimeter. A thousand times lower to protect the Soviet workers, then we had set in our armed forces. In 1966 the Army requested the American Standards Association, what we know today as ANSI to take a look across the

Armed Services and give D.O.D some advice as to what the standard ought to be. They looked and they affirmed the earlier value of 10,000. In 1971 there was about a four or five year study concluded called Project Pandora, it was fairly secret at the time. Where the Soviets had bombarded the Embassy in Moscow with 10 to 15 micro-watts per square centimeter of RF radiation around the clock. It had been detected, people were worried about it, people in the foreign services, especially that lived there and worked there. Project Pandora for the government concluded that there was no need to change the standard. Of course there were a lot of government people involved in that and as I said probably secret in those days. In 1976 ANSI took a look again and again affirmed the ten thousand micro-watts per square centimeter. Then in 1977 a book was written in America as often happens, a man by the name of Brodeur, wrote a book called the Zapping of America if I remember it's title correctly. And charged that there had been a cover up of these affects because of the large investment by DOD in radar and that the government was covering up the effects. Short time later there was a big outcry in the United States, people wanted more done by the EPA, we had a program in those days, I was there in '80, there were three or four people working this program for the whole United States, today I think there are none. In '79 the Soviets decided to set a standard for the public not only their workers and it was one micro-watt per square centimeter. To the best of my knowledge that is still what they use today. In '82 because of the response to the Brodeur book, ANSI looked again and dropped the standard again by a factor of ten for workers. Notice that so far it's 1982 and

nobody has set a standard for the public in the United States, it's only for workers. In '85 the Federal Communications Commission adopted the '82 ANSI standard and extended it to the public. So, by '85 our government finally decided that it was important to address the Public Citizens. In '86 the National Council on Radiological Protection, the NCRP the prestigious group of scientific gray beards in America that advises on all radiation standards, everybody follows NCRP said it ought to be 200 micro-watts per square centimeter. A thousand was okay for workers, but there ought to be two tiers, 200 for the public. The American National Standards Institute, a fine organization based largely on industry standards often with government participation, I participated in a number of ANSI standard efforts directed in RC's efforts in those regards for years. They issued a somewhat different standard but for the frequencies we are interested in for Lookout Mountain same level basically, 200 micro-watts per square centimeter, for the public, two tiers another one for the workers. And then '96 FCC looked backwards and said oh, well we might as well revise our standards because NCRP and ANSI have revised theirs. They undertook a public rule making, I have referred to that a couple times already if you have never read the FCC report and order on the public rule making associated with this two hundred micro-watts per square centimeter and you want to know a little bit about where all this comes from you can download it from the internet it's about 100 pages and you probably only need to read about twenty of it because some of it the deals were things that we are not interested in here. One of the of the most important things that they said when they issued that '96 standard I

want to read to you. We note that research and analysis relating to RF safety and health is ongoing and we expect changes and recommended exposure limits will occur in the future as knowledge increases in this field. Now you have heard from some of those researchers tonight. Guess what's going to happen to those standards? They are not going up. They are going to do like ionizing radiation standards have done in past history, they are going down. Okay, so that's the only point I want you to remember of what I said. Here is where they came from, there not mysterious, they are at two hundred and they are going to change. I want to quickly draw some parallels to the ionizing radiation standards area because there are more years of development there and maybe there are things to be learned from that history. First of all in ionizing radiation there is a lot more international cooperation, there isn't this the Russians do that we do this, the Chinese do something else and Western Europe does this, ICRP brings all of that together and civilized nations follow, ICRP. We do, the Russians do, the Chinese do, it's all over the world. Everybody follows the international direction. There are independent standards in ionizing radiation they are set by EPA and then they are implemented or regulated by the Nuclear Regulatory Commission for a broad range of nuclear applications, from medical applications to smoke detectors to nuclear power plants, to fuel cycle facilities across the board. You don't have that in the non-ionizing radiation area as Shirley Olinger said the "fox in the chicken coop". Because FCC is setting these guidelines EPA has no staff anymore and so they are both regulating and promoting. In ionizing radiation you have got many years and hundreds of millions of dollars of

research on long term low level exposure. You don't have anything like that on RF. These guys that are talking about the results of their research, its pittance there is nobody sponsoring that research at any level in America today. In ionizing radiation, what they did is they said we don't know for sure the kinetics of how ionizing radiation harms people, and so we are going to go look for the first indications scientifically of any influence on the human body of ionizing radiation and that first influence is in the breakdown of chromosomes and you can observe those clinically in the laboratory. That occurs at about 50 RIM a measure of ionizing radiation. For workers then they set the limit ten times lower than that, for the workers annual exposure, at five RIM that was in the early days it has actually been decreased from that today. Today the public exposure is a factor of 200 for nuclear power plants for the public, 200 lower than the worker exposure. So a factor of 2,000 below the first clinically observable effect on the human body. Think of what a different standard that is then what you have heard from RF, two hundred micro-watts per square centimeters well above where research our measuring melatonin decreases, other things you have heard about today. Not necessarily bodies, not necessarily cancers, but effects on the human body. If it was ionizing radiation the standard would be below that. So, there is something amiss in the way our Country is approaching this question. Ah, the other point is this concept of ALARA and remote sighting. In ionizing radiation, let's pick nuclear power plants as an example. In the early days in the '60's and '70's when that industry was taken off like a rocket. People wanted to build nuclear power plants in downtown New York, people wanted to

build nuclear power plants on a artificial island just off L.A. Citizen's like these citizens stood up and said "no, we don't want them there, there is too much unknown and the Government responded affirmatively and adopted a remote siting policy for nuclear power plants in America. The other thing they adopted was this concept of ALARA and it's a simple concept. You do what is economically feasible to do to reduce unnecessary exposure as low as reasonably achievable. I am going to make a couple quick observations, I think you are the defacto public health agency for this decision. EPA has no program, FCC has set a guideline. If I could just read you what FCC says about itself in this same rule making "in the past the commission has stressed repeatedly that it is not a health and safety agency and would defer to the judgement of these expert agencies with respect to determining appropriate levels of safe exposure to RF energy. We continue to believe that we must place special emphasis on the recommendations and comments of Federal Health and Safety Agencies, because of their expertise and their responsibilities with regard to health and safety matters. There is none, there is no public safety agency in RF, EPA's program died five, six years ago. All they can do is comment from the administrator on what FCC does without any research, without any technical staff, without any standards of their own, without any independent investigations. They used to do the studies that you were asking for, what's the most exposed place in the United States? I have a paper in my briefcase, I can tell you what it was in 1980 because EPA published reports like that. They don't do that today. You are the public health agency, the buck stops here. Because nobody else

has done it, FCC only has a guideline. Another observation, principals of ALARA and remote siting can apply to non-ionizing radiation and you can apply them. There is no statute that says that is outside of your responsibility. You want it as low as achievable because of what you heard from your citizens and you want it remote and Lookout Mountain isn't remote. Another observation there is a growing body of science on long term effects and low level effects and there will be some. You have seen harborings of them here tonight, there will be others and you should expect further reduction and radio frequency radiation limits, FCC has predicted it, history proves it, it has gone on across the world. All the Western European nations have diminished their standards to below 10 micro-watts, in fact they are 20 below us now. If you don't believe the Russian... how about the Chinese, the Chinese are 50. Our standards will go down. This observation is maybe Dr. Mattson practicing law without a license. But, I want to offer an idea to you. The new tower's ten megawatts, you have got ten megawatts up there already. Mr. Hislop says they are above 200 microwatts per square centimeter in some spots as we sit here tonight at 10 megawatts. That is prima-facie evidence that 20 megawatts will exceed the standard under FCC's own rules, that requires an environmental assessment, there hasn't been one. FCC has not followed 40CFR 1.1301 it requires an EA if the expectation of the new construction exceeds 200 microwatts per square centimeter you have measurements by FCC, local citizens that prove it will be above two hundred microwatts per centimeter. You ought to tell them "take your tower back and do what your requirements, require you to do". So, in

conclusion, you ought to require somebody to examine reasonable alternatives with lower public health risks, that is you ought to apply ALARA. And because the standards will become more stringent you should apply prudence, you should put really big towers away from people, not in the middle of people. You ought to deny this application until FCC meets it's owns rules and examines the alternatives under NEPA it as it promised it would and you ought not to entertain them bringing it back until their standards address low level long term effects of radio frequency radiation. That concludes my remarks, if you have any questions, I would be glad to answer them.

HOLLOWAY: Okay, alright thank you. For all intents and purposes, it's 10:00, so we probably shouldn't start another testimony. There was some confusion apparently we had set these dates earlier because things have been changed. Apparently we did not set that third meeting yet, so we will...

HOLLIDAY: May I make a suggestion.

HOLLOWAY: Ah, huh.

HOLLIDAY: I would suggest that we work with the parties to find a mutually acceptable date, especially for the all day session, that was contemplated when we originally negotiated this out. There are a number of people still signed up and I don't know how much public testimony is really going to be required but I believe in chatting informally with the representatives from both side that, that approach is acceptable. And so within the next few days we

Witness Testimony

Andy Beck

BECK: Okay. My name is Andy Beck. B as in boy E-C-K. Two four letter words. I live at 324 South Park Circle on Lookout Mountain. I would like to discuss...

LAWRENCE: Move the microphone up to you, Andy.

BECK: Is that better?

LAWRENCE: That's better.

BECK: Thank you. I want to discuss two issues with you tonight, cancer and architecture. You've heard quite a bit about cancer clusters and the incidence of cancer on Lookout Mountain but I don't know if you've ever had the opportunity to meet somebody who contracted cancer on Lookout Mountain. Meet me. I have had cancer twice. The first time was a minor skin cancer. The second time was such a severe case of chronic lymphocytic leukemia that I required nine rounds of high dose chemotherapy, seven rounds of total body radiation and a bone marrow transplant on Friday the 13th in January of 1995. I live in Block Group 3. I am a survivor and it's good to be alive. But the impact of cancer is incredibly brutal. Just finding out that you have cancer is a life changing event. I guarantee it. You see before you a short, fat, bald guy. A dozen years ago, I was a powerful mountaineering instructor for the Colorado Mountain Club and other organizations. Yeah, that impact of cancer is pretty severe. Can I prove to you that I got cancer from tower emissions? No, I can't, but here is a report about Great Britain and Australia citing cancers there. Here is another one done here about the Hawaiian Islands, Poland, Latvia, the U.S.S.R. still another one citing England and another one that was done in

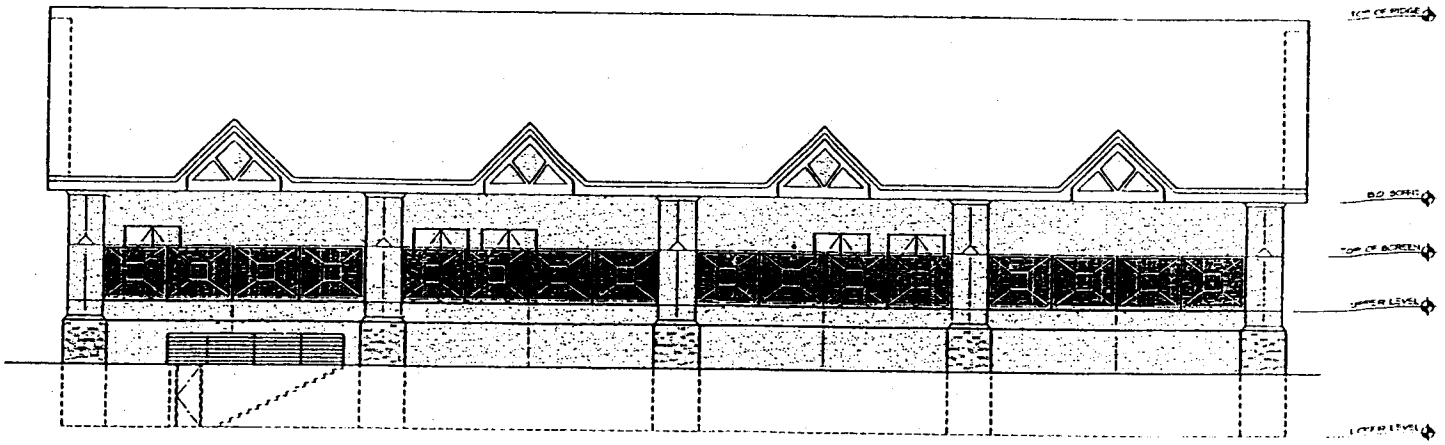
Australia about problems that they have there. Can I prove to you that I got cancer from tower emissions? No, I can't, but the scientist that wrote these reports they say "yes". I promised I would talk about architecture. I am a licensed architect. My entire professional work is devoted to designing buildings to fit with the environment for the National Park Service. I have studied the design for the transmitter building. The mountain site design criteria of the Central Mountain Community Plan speaks eloquently about blending with our unique environment. I quote "architectural design emphasizing natural materials, light, shadow, depth and texture and so on. With this design we are not getting what we bargained for. This design is not one of Colorado mountain architecture, rather it's the design of strip malls and cheap hotels. Now I realize that to those to whom this design is near and dear to their hearts, them's fighting words! But consider this, this is a photograph of the Applewood Shopping Center. And consider this, the Day's Inn located at 6th and Federal. Now, look at them all together and study that. The similarity is remarkable. Well, let's get the adjustment here. Modern, there we go, the similarity really is remarkable. These photographs show the same materials and details that have been proposed for the transmitter building. These materials and this configuration will not blend in at all. In fact, just think about it. The whole objective for strip malls and hotels is to draw your attention, to make their buildings visible. That's what they want. This is really the antithesis of what the Mountain Site Design Criteria call for. We already know that the tower itself will be taller than the tallest buildings in downtown Denver but a close look at the drawings that we've seen will reveal

that the building itself does not stand alone. The building coupled with it's retaining walls will create a façade that is almost as tall as this Jefferson County Courthouse and the bridge structure that's attached to it will also increase the visual effect of the size of that building. The square footage alone is roughly between a King Soopers and a WalMart, hardly fitting into the environment. We have not been offered enough information to evaluate other issues such as, what are the plans for future expansion? What about out buildings such as fuel tanks, garages, generator buildings, storage structures and so on? What about night lighting? Will this development be Stevinson's Automotive on the mountain? Probably. Will there be satellite dishes, small antennas, transmission devices on the roof or elsewhere on the site? Better than probably. Is there to be any noise making equipment like generators? And how loud will they be? We haven't been told. We've seen almost nothing regarding color, texture, or finish of the materials that have been proposed. What little we've been shown, fails to meet the standards of the Mountain Site Design Criteria of the Community Mountain Plan. It's doubtful that anything of this mass and scale could meet the good standards of our Community Plan. I vote against this kind of design and I encourage you to vote against it too. Thank you for your attention. If you have any questions I would be happy to try and answer them.

HOLLOWAY: Any questions?

LAWRENCE: No. One picture is worth a thousand words. Thanks.

HOLLOWAY: Okay, Scott?



EAST ELEVATION

PLAINTIFF'S EXHIBIT

LEE ARCHITECTS/ INTERIOR DESIGNERS

LOOKOUT MOUNTAIN TRANSMITTER BUILDING

FEB. 16 1999

LTD KPZ

ELEV

PLAINTIFF'S
EXHIBIT
2

PLAINTIFF'S
EXHIBIT
3

The second topic I promised to address is Architecture.

I am a licensed architect whose entire professional work is devoted to designing buildings to fit into the environment for the National Park Service.

I have studied the design for the Transmitter Building you see presented here:

VISUAL EXHIBIT 1 - Lee Architects "East Elevation"

The MOUNTAIN SITE DESIGN CRITERIA of The Central Mountain Community Plan speaks eloquently about blending with our unique surroundings. "...ARCHITECTURAL DESIGN EMPHASIZING NATURAL MATERIALS, LIGHT, SHADOW, DEPTH AND TEXTURE..." and so on. With this design we are not getting what we bargained for.

This design is not one of "Colorado mountain architecture." Rather, it is the architecture of STRIP MALLS AND CHEAP MOTELS.

I realize that to those to whom this design is near and dear to their heart "them's fightin' words." But consider these two photographs:

VISUAL EXHIBIT 2 - Applewood shopping center

VISUAL EXHIBIT 3 - Days Inn Motel, 6th ave and Federal Blvd.

Now, please, consider these together. The similarity is remarkable These photos show the same materials and details that have been proposed for the Transmitter Building.

These materials and this configuration will not blend in at all. Indeed, just think about it. Motels and strip malls are doing their best to make their buildings visible, to draw your attention. This is the antithesis of what the Mountain Site Design Criteria demands.

We already know that the TOWER itself will be TALLER THAN THE TALLEST BUILDINGS in downtown Denver. But, a close look at the few plans we've seen reveals a building THAT WILL NOT BE ALONE. The retaining walls and building will be seen as one continuous mass almost as tall as this Jefferson County Courthouse. In addition, the BRIDGE STRUCTURE will be seen, visually enlarging the building as do the retaining walls.

The square footage alone, is roughly between the size of a King Soopers and Walmart. Hardly blending with the environment.

We have not been offered enough information to evaluate other issues, such as:

What are the plans for FUTURE EXPANSION?

What OUT-BUILDINGS or other structures are proposed or may be added to the complex? e.g. fuel tanks, garages, generator buildings, storage structures and so on?

NIGHT LIGHTING? Will this development be "Stephenson's-Automotive-on-the-

PLAINTIFF'S EXHIBIT 4

mountain?" Probably.

Will there be **SATELLITE DISHES**, small antennae or transmission devices on the roof or elsewhere on this site? Better than probably.

Is there to be any **NOISE MAKING EQUIPMENT**, such as generators, and how loud will it be?

We have seen almost nothing regarding **COLOR, TEXTURE OR FINISH** of the materials proposed.

What little has been shown, fails to meet the standards of the **MOUNTAIN SITE DESIGN CRITERIA of The Central Mountain Community Plan.**

It is doubtful that anything at this mass and scale can meet the good standards of our Community Plan.

I vote against this kind of design. I encourage you three to vote against it as well.

Thank you for your attention.

I will be happy to address any questions you might have for me.

Canyon Area Residents
for the Environment
25958 Genesee Trail Road
Unit K 203
Golden, CO 80401-5742

THE CENTRAL MOUNTAINS COMMUNITY PLAN

PLAINTIFF'S
EXHIBIT
5

JEFFERSON COUNTY, COLORADO, PLANNING AND ZONING DEPARTMENT

ANDY BECK - Architecture, since 1964!

rofessional Honors:
National Design for Transportation Award, 1995
President's Award for Design Excellence, 1994
Federal Design Achievement Award, 1992
National Historic Preservation Award, 1992
Special Act Award, NPS, 1991
Special Achievement Award, NPS, 1991
Certificate of Excellence, NPS, 1990
Special Achievement Award, NPS, 1990
Design Honor Award, NPS, 1987
Design Honor Award, NPS, 1987
Special Achievement Award, NPS, 1985
Director's Award, NPS, 1982

ofessional Background:
Architecture,
visitor centers to outhouses, NPS 1978-95
Historic Preservation,
major hotels to small houses, NPS 1978-95
Project Supervisor,
many construction projects, NPS 1980-83
Structural working drawings,
E.W.F. Peterson, 1976
Package Engineer for 1500 molded parts, IBM, 1977
Design Assistant for furniture shop drawings,
Albert Wood & Five Sons, 1973
Field Representative, construction inspection,
EBASCO Services, 1972
Contract Bid coordination, compiling & delivery,
Sea Crest Construction, 1971
Maintenance man, ballfields & outhouses,
Nassau County Parks, 1970
Foreman of rebar crew,
4-Way Construction, 1968-69
Ditch digger, Crystal Pools, 1968

*Education:
Bachelor of Environmental Design,
Texas A&M University, 1972.
Master of Architecture, University of Colorado, 1976
Licensed Architect, Colorado B-1950, 1983.

*E lding Design:
Fossil Butte Visitor Center,
Team Captain/Project Architect.
National Grasslands Visitor Center, Wall, SD,
Team Captain/Project Architect.
Polebridge Development, Glacier National Park,
Team Captain/Project Architect.
Erbie Campground, Buffalo National River,
Team Captain/Project Architect.
Big Woods Development, Jean Lafitte,
Comfort Stations, Project Architect.
Chisos Basin Fire Cache,
Team Captain/Project Architect.

*Preservation, Restoration & Renovation:
Old Faithful Inn Restoration,
Team Captain, Project Architect and Project Supervisor.
Camp George West Restoration, Golden, Colorado,
Team Captain/Project Architect.
Many Glacier Hotel, assessment team leader, Glacier
Rectified Photography, Ft. Larned, Kansas.
Interior Renovation, HS-4, Yellowstone.
Measured Drawings, Old Faithful Inn, Yellowstone.

*Communication, Presentations & Publications:
President's Advisory Council on Historic Preservation, talk/slide show, Washington, D.C., 1992
Interpretive Programs, Yellowstone, 1980-84.
Slide shows, Living History and "The Architect's Tour".
Outhouse Design Class, National Recreation and Parks Association Annual School, 1989-91.
"Architecture in Parks", Slide show and talk for the Third Fossil Conference sponsored by NPS, 1992.
"The Inn the Park and Other Things", 1990-95.
Slide show/talk presented hundreds of times worldwide.
1916 Carpenter, 1980-83. Living history tour of the Old Faithful Inn, Yellowstone National Park, Wyoming.
Books, Magazines & Newspapers, published dozens of times about both my work and hobbies.

*Research, Analysis and Evaluation:
Master's Thesis, Two Lost Buildings, the work of Louis Sullivan and Frank Lloyd Wright in Colorado.
1933 Chicago World's Fair Exhibition &
Lustron Homes, analysis and alternatives.
Research Grant, parks, recreation, open space,
Great Falls, Montana, published, Parks for Our City.

*Teaching:
Advanced First Aid Instructor,
American Red Cross.
Mountaineering Instructor, Colorado Mountain Club.
Guest Lecturer, many schools, K to post grad.
e.g., University of Colorado, College of Architecture.

*Leadership:
Created, Captained and Coached,
Texas A&M Wrestling Team.
Head Resident, University graduate student housing.
Squad Leader, Army ROTC,
trained eleven men to be officers.
Mountaineering Leadership Manual Author

*Graphics:
Package Graphics, IBM Corporation.
Coffee House Art Director, wall graphics, posters,
lighting design, advertising, cafe layout, logo.
Brochure cover, University of Colorado Housing.

*Photography:
Published, Professional Architectural Photographer
600 photos selected for university slide file.
Own and operate a black & white darkroom.

*The Otherwise Andy Beck:
Crafts: sewing, weaving, woodwork, furniture design
Athletics: wrestling, track, backpacking, fencing, skiing,
technical rock climbing, jujitsu, surfing, squash, riflery.

*Art, Academic, Athletic & Automotive Honors
First Place,
Colorado State Novice Foil Championship, 1976
Second Place,
Texas State Collegiate Wrestling Assoc., 1972
Best-of-Show, Artfair '70
Varsity Letters, eleven awards, 1966-72
1st, 2nd & 3rd Place, International competition,
Military Vehicle Preservation Association, 1989
Hill-Mattei Award, Texas A&M University, 1972

PLAINTIFF'S EXHIBIT 6

Andy Beck, Architect, NPS/DSC, National Awards, Fame & Glory!

Professional Honors:

National Design for Transportation Award, 1995, Polebridge Development, Glacier
President's Award for Design Excellence, 1994, Old Faithful Inn, Yellowstone
Federal Design Achievement Award, 1992, Old Faithful Inn, Yellowstone
National Historic Preservation Award, 1992, Old Faithful Inn, Yellowstone
Special Act Award, NPS, 1991, Fossil Butte National Monument Visitor Center
Special Achievement Award, NPS, 1991, Fossil Butte Visitor Center
Construction Honor Award, NPS, 1987, Old Faithful Inn, Yellowstone
Design Honor Award, NPS, 1987, Fossil Butte National Monument Visitor Center

Old Faithful Inn Restoration Project, Yellowstone National Park

Between 1980-83 **Andy Beck** was the Project Architect for the restoration of the Old Faithful Inn in Yellowstone National Park, Wyoming. The log-construction Inn is a 350 room hotel built in 1903. Better late than never, between 1992 and 1994, Andy's work was recognized three times, winning the "Grand Slam" of historic preservation for his work at Old Faithful.

The first distinction was the **Federal Design Achievement Award**, the highest honor from the National Endowment for the Arts. It is given every four years as a result of a national competition.

The second award was the **President's Award for Design Excellence**. This distinction is from the President of the United States and is the highest honor for any federal project. Only winners of the Federal Design Achievement Award are eligible to compete.

Third, Andy won the **National Historic Preservation Award**, which is the highest honor given by the President's Advisory Council on Historic Preservation. This last award was in commemoration of the 25th anniversary of the Historic Preservation Act of 1966, and has been given out only twice in 25 years.

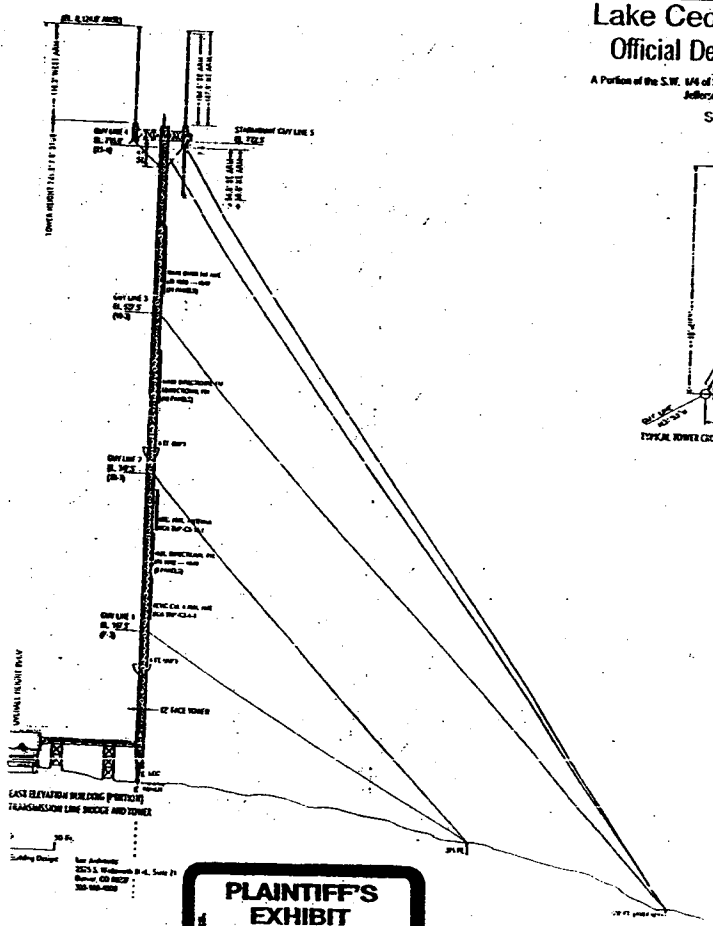
The Federal Design Achievement Award was bestowed at the Old Faithful Inn. Both the President's Award for Design Excellence and the National Historic Preservation Award were supposed to have been presented at White House ceremonies. Because of delays in scheduling with then-President George Bush, the Advisory Council on Historic Preservation scheduled a colorful ceremony next door to the White House in the Treasury Building. The Advisory Council hosted a weekend of events, including a banquet dinner.

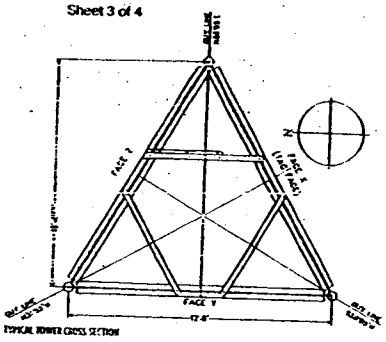
Lake Cedar Group LLC

Official Development Plan

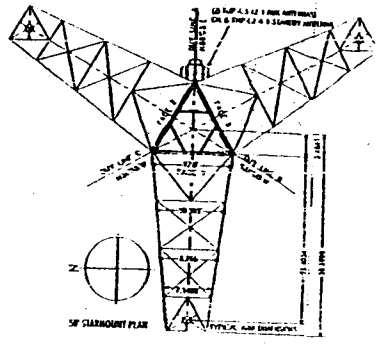
A Portion of the S.W. 1/4 of Section 9, T. 4 S., R. 70 W. of the 6th P.M.
Jefferson County, Colorado

Sheet 3 of 4

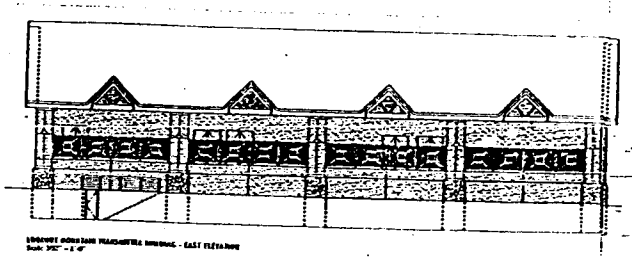




TYPICAL TOWER CROSS SECTION



SW STAIRMOUNT PLAN



EAST ELEVATION BUILDING (PARTIAL)
TRANSMISSION LINE BRIDGE AND TOWER

PLAINTIFF'S EXHIBIT 7

LAND DESIGN STUDIO

Use Area B: All portions of the property within the ODP (as described by the legal description on Sheet 1 of this ODP) except Use Area A.

3. Land Use Standards

A. Permitted uses and structures

(i) **Use Area A:** Receiving and broadcasting telecommunications signals, including commercial and non-commercial television and radio signals, and transmitting and receiving data in connection with broadcasting services shall be permitted within Use Area A. Subject to the restrictions of this ODP, the following new primary structures shall be permitted within Use Area A: one guy wire-supported three-faced lattice tower to support telecommunications antennas, accessory telecommunications equipment and other equipment designed for installation on a tower structure (the "Tower"); one telecommunications transmitter building (the "Transmitter Building"); and one transmission line bridge to support the transmission lines running from the transmitters in the Transmitter Building to the antennas installed on the Tower (the "Transmission Line Bridge"). Illustrative locations for the Tower, the Transmitter Building and the Transmission Line Bridge are indicated on Sheet 2 of this ODP. The actual locations of these improvements may vary to address technological, engineering and site constraints so long as they otherwise conform to all requirements of this ODP. In addition to the Tower, the Transmitter Building and the Transmission Line Bridge and subject to all of the restrictions of this ODP, there shall be permitted within Use Area A other equipment and devices that are accessory to telecommunications transmission facilities, including, for example, transformers, guy wire anchors for the Tower, emergency backup generators and related underground fuel storage, cooling units, broadcasting antennas, microwave antennas, satellite dishes, whip antennas, sectorized panel antennas, electronic news gathering equipment, and radar equipment. Subject to the setback, height, coloring, engineering, radio frequency and other restrictions and standards of this ODP, accessory communications equipment and devices such as broadcasting antennas, microwave antennas, satellite dishes, whip antennas, sectorized panel antennas, electronic news gathering equipment and radar equipment may be installed within Use Area A on the ground, five (5) monopoles not exceeding 30 feet in height, the Tower, the Transmitter Building, and the Transmission Line Bridge, ~~and the existing accessory structures in Use Area A that are described in the following paragraph~~.

~~As of the date of the approval of this ODP, there exists within Use Area A the following structures: the Channel 4 telecommunications accessory building, a 44-foot lattice telecommunications tower, and a 42-foot lattice telecommunications tower. Such structures are depicted on Sheet 4 of this ODP and shall be permitted in Use Area A as accessories to the telecommunication operations of the Tower and Transmitter Building.~~

Parking of automobiles and service vehicles is permitted within Use Area A in connection with the operation and maintenance of the facilities and equipment within this ODP.

As required pursuant to Section 15 of the Zoning Resolution concerning ODPs for telecommunications towers, at such time as there have not been any antennas on the Tower or the Tower has been abandoned for 6 consecutive months, the Tower will be removed within 180 days of the end of said 6-month period.

PLAINTIFF'S EXHIBIT 8

Nothing in this Section 3(A)(I) shall be construed to limit the provisions in Section 7 requiring the removal of the "Ch. 4 Tower" (as defined in Section 7) located in Use Area A.

(ii) Use Area B. Guy wires and guy wire anchors for the Tower, along with utility transmission lines, shall be permitted within Use Area B. Illustrative locations for the guy wires and guy wire anchors for the Tower are indicated on Sheet 2 of this ODP. The actual locations of the guy wires and guy wire anchors may vary to address technological, engineering and site constraints so long as they otherwise conform to the requirements of this ODP. Except as otherwise permitted by Section 3(J) of this ODP, no buildings, structures, other improvements, facilities, devices or equipment may be constructed or installed within Use Area B, and Use Area B shall be left primarily in its undisturbed natural condition as a buffer between Use Area A and adjacent properties.

B. Tower and guy wire anchor setbacks The Tower shall be located in Use Area A and setback a minimum of: 150 feet from western boundary of Use Area A, 150 feet from the southeast corner of Use Area A, and 150 feet from the northwest corner of Use Area A. Each guy wire anchor for the Tower shall be setback a minimum of 50 feet from any adjacent property boundary, except the intermediate anchor for the guy wire extending from the southwest corner of the Tower shall be set back a minimum of 30 feet from any adjacent property boundary.

C. Building setbacks The Transmitter Building shall be located in Use Area A and setback a minimum of: 50 feet from the western boundary of Use Area A, 50 feet from the southern boundary of Use Area A, and 50 feet from the northwest corner of Use Area A.

D. Tower size The Tower ~~shall not exceed a height of 1,130 feet above mean sea level~~ (as measured to the top of ~~the uppermost projection of the Tower or any~~ its highest antenna) shall not exceed an approximate height of 854 feet above finished grade and in no event shall exceed the height of the top of the highest antenna ~~or other equipment attached to it~~ on the "Ch. 4 Tower" (as defined below). Each face of the Tower shall not exceed a width of 12 feet measured horizontally between the centers of its outside vertical supports. Small platforms and pedestals used for servicing the Tower and mounting equipment permitted pursuant to this ODP may extend from the face of the Tower. A starmount shall be permitted to be located on top of and extend horizontally from the faces of the Tower to support antennas and other telecommunications equipment permitted pursuant to this ODP. The starmount may consist of up to three arms, with each such arm extending horizontally from a face of the tower no more than 30 feet, measured to the outermost projection of the starmount or any equipment attached to it. The Tower and its various structural components, including the starmount, are illustratively depicted on Sheet 3 of this ODP. Subject to the restrictions stated above in this paragraph and all other restrictions of this ODP, the Tower as constructed may vary from such illustrative depiction.

E. Building height The Transmitter Building shall not exceed a height of 38 feet measured vertically from the average elevation of the finished grade of the Transmitter Building to the highest point of the roof surface if a flat roof; or to the deck line if a mansard roof; or to the mean height between eaves and ridge if a gable, hip or gambrel roof.

F. Equipment location Except as expressly provided in Section 3(J) below, new telecommunications equipment and devices installed on the property shall be installed within Use Area A in compliance with all restrictions of this ODP.

All equipment and devices installed in Use Area A and not within the Transmitter Building shall, in addition to complying with all other provisions of this ODP, comply with the following restrictions. No whip antenna installed on the Transmitter Building ~~or the existing Channel 4 accessory~~ building shall extend more than 15 feet above the

highest point of the roof of the ~~building on which it is installed~~ Transmitter Building. No microwave antenna, sectorized panel antenna or other similar or dish-like device installed on the Transmitter Building ~~or the existing Channel 4 accessory building~~ shall extend more than 12 feet above the highest point of the roof of the ~~building on which it is installed~~ Transmitter Building. Ground-mounted and monopole-mounted dishes and other telecommunications devices shall be setback a minimum of 50 feet from the western boundary of Use Area A. No microwave antenna, sectorized panel antenna or other similar or dish-like device installed on the Transmission Line Bridge shall extend more than 15 feet above the top surface of the Transmission Line Bridge.

G. Temporary uses

Heavy equipment, machinery and vehicles, construction trailers, temporary sanitation facilities, materials and equipment storage, and other temporary uses accessory to the construction and removal of large telecommunication towers and associated transmitter buildings shall be permitted on any area of the property during construction, maintenance and repair of the Tower and Transmitter Building or the removal of any tower or other improvement located on the property. In addition, temporary telecommunication transmission antennas may be operated on the property as necessary to satisfy any emergency broadcasting system requirements or to fulfill a broadcaster's FCC licensing obligations. The use of any temporary transmission antenna shall be subject to the restrictions of this ODP pertaining to non-ionizing electromagnetic radiation. Any temporary structure or device permitted by this paragraph shall be removed from the property within 30 days after the need for the structure or device ceases.

The existing towers facilities to be removed pursuant to Section 7 shall be permitted temporary structures until the deadlines for their removal pursuant to Section 7.

H. Parking

A minimum of 6 automobile parking spaces shall be provided within Use Area A for the users of the Transmitter Building.

I. Building floor areas

The Transmitter Building shall not exceed 32,250 square feet in total floor area, excluding any attic space, outdoor balconied areas, and any attached area not exceeding 2,000 square feet in floor area (whether roofed or unroofed) used to enclose emergency backup generators. The area of the footprint of the Transmitter Building shall not exceed 18,000 square feet, excluding any attached area not exceeding 2,000 square feet in floor area (whether roofed or unroofed) used to enclose emergency backup generators.

J. Existing ~~facilities in~~ Ch. 9 radar facilities ~~Use Area B~~

The term ~~"Existing Device" means any telecommunication device or other piece of~~ "Ch. 9 Radar Facilities" means the following items located in Use Area B: (1) the one-story telecommunications accessory ~~to a telecommunication facility that is~~ building located ~~within Use Area B at the time of the approval~~ immediately to the northeast of the "Ch. 9 Tower" designated on Sheet 4 of this ODP. ~~The term "Existing Structure" means any building, tower or other improvement to land~~ (the "Ch. 9 Building"); (2) the three-faced self-supporting lattice telecommunications tower with a top-mounted spherical radome that is located ~~within Use Area B at the time of the approval of this ODP. The Existing Structures are depicted on Sheet 4 of this ODP. A list of the Existing Devices has been placed on file with the County~~ to the northeast of the Ch. 9 Building (the "Ch. 9 Radar Tower"); and (3) the radar equipment and other equipment located in and around the Ch. 9 Building and on the Ch. 9 Radar Tower that is used in connection with the operation of the weather radar operated by Channel 9, KUSA-TV.

With respect to ~~Existing Devices and Existing Structures~~ the Ch. 9 Radar Facilities, this Section 3(J) shall supercede the provisions of the Zoning Resolution governing non-conforming buildings, structures and uses. Nothing in this Section 3(J) shall limit the effect of Section 7 of this ODP concerning the removal of certain other existing towers facilities located within Use Area B or the restrictions of this ODP concerning permissible levels of non-ionizing electromagnetic radiation.

Except as provided below ~~and in Section 7 of this ODP, any Existing Device or Existing Structure~~ the Ch. 9 Radar Facilities may be maintained and used within Use Area B even though such ~~Existing Device or Existing Structure does~~ facilities do not conform to the provisions of this ODP. If ~~an Existing Device remains unused~~ the Ch. 9 Radar Facilities remain unused or have been abandoned for a period of 180 days or more, ~~such Existing Device~~ the Ch. 9 Radar Facilities shall be removed from Use ~~Area B. If an Existing Structure remains unused or has been abandoned for a period of~~ Area B within 180 days ~~or more, the Existing Structure shall be demolished and~~ from the expiration of said 180-day period. Once the Ch. 9 Radar Facilities have been removed from Use Area B ~~within 180 days from the expiration of said 180-day period. Once an Existing Device or an Existing Structure has been removed from Use Area B~~ as provided above, it they may not be replaced within Use Area B.

~~No Existing Structure shall~~ The Ch. 9 Radar Facilities may not be expanded or enlarged; provided, however, that the weight-bearing capacity and wind-loading capacity of an ~~existing tower in Use Area B~~ the Ch. 9 Radar Tower may be increased to the extent necessary to maintain the tower in conformance with local, state or national standards for weight-bearing capacity and wind-loading capacity.

~~Any Existing Device or Existing Structure~~ The Ch. 9 Radar Facilities or any component of them may be serviced, maintained, replaced and repaired to preserve ~~it in good condition and repair. Any Existing Device that is a component of a more complex system comprising multiple Existing Devices may be replaced to keep such system operating and~~ them in good condition and repair.

~~Any Existing Structure that is~~ If the Ch. 9 Radar Facilities are damaged or destroyed by fire, flood, wind, earthquake, snow, ice, other calamity or vandalism, they may be restored and the same use of ~~such Existing Structure~~ them resumed, provided that such restoration is started within a period of 1 year from the date of damage and is diligently pursued to completion. In no event will this paragraph or any other provision of this Section 3(J) be construed to exempt Owner or any user of the property from the requirements of Section 7 concerning the removal of certain other existing ~~towers~~ facilities.

4. Design Standards

A. Building design

The Transmitter Building shall be recessed into the hillside to help minimize its visual impact. Natural materials (e.g., stone or wood) used on the exterior of the Transmitter Building shall be left their natural color, provided that wood used on the exterior of the Transmitter Building may be painted muted earth tones. Other exterior materials and finishes of the Transmitter Building shall be muted earth tones in color. Utility connections to the Transmitter Building shall be installed underground, unless otherwise required by the utility provider or their function. The Transmission Line Bridge shall be painted muted earth tones to help it blend into its surroundings.

B. Equipment colorin

Antennas and other telecommunications devices located above or on the rooftop of a building or structure shall be screened, constructed or colored to match the building or structure to which they are attached or background against which they are most commonly seen. Antennas and other telecommunications devices mounted on the side of or immediately adjacent to a building or structure shall be painted to match the color of the building or structure. Ground-mounted or monopole-mounted antennas and other devices shall be painted to match the background against which they are most commonly seen.

C. Tower marking and Lighting

Pursuant to 47 C.F.R. § 17.23 promulgated by the Federal Communications Commission (the "FCC"), the Tower shall be marked and lighted to the extent and in the manner recommended by the Federal Aviation Administration in its determination of "no hazard" for the Tower. If white obstruction lighting is used on the Tower during daytime, such lighting shall be deflected away from the ground to the maximum extent permitted under the applicable federal regulations.

D. Landscaping

The existing vegetation will not be removed except as required for construction of the Tower, Transmitter Building, access drive, parking and as necessary to reduce wildfire hazard. All areas disturbed by grading, except for cuts into competent bedrock, shall be revegetated with low growing native grasses within 12 months after the substantial completion of construction activities. Use Area A will be landscaped and revegetated in a manner conforming to the landscape plan submitted in conjunction with this ODP.

E. Fencing

Once completed, the Transmitter Building, the Tower, the Transmission Line Bridge and the Tower's guy wire anchors shall be enclosed within fenced areas. Fencing shall not exceed 8 feet in height unless otherwise required by the FCC. Any fencing shall be painted or clad in a manner to reduce reflectivity.

F. Security lighting

Security lighting may be used to illuminate the area around the base of the Tower and the Transmitter Building. Such All exterior lighting (except obstruction lighting on the Tower) shall be downcast and shall not cast glare on adjacent properties or roadways. Lights mounted on the Transmitter Building shall be mounted no higher than the Transmitter Building. No pole used to support lighting equipment shall exceed 18 feet in height.

G. Signage

The following types of signs shall be permitted to be erected or installed on the property: (1) signs not requiring a permit under the Zoning Resolution; (2) signs requiring a permit which are permitted in all zone districts pursuant to the Zoning Resolution; (3) warning and identification signs required or recommended pursuant to local, state or federal regulations; (4) signs (each of which shall not exceed 4 square feet in surface area) used to notify the public that no trespassing is permitted on the property and to warn the public that hazards may be encountered on the property; and (5) a sign identifying Owner and the address of the property. Except as provided above, no signs shall be permitted to be erected or installed on the property. Except as required by law, no sign shall be self-illuminated. Without limiting the foregoing, no commercial or advertising signs may be erected on the property.

H. Sound attenuation

Sound emanating from the property will comply with the applicable noise standards of Section 12.1, Part II, of the Land Development Regulation and C.R.S. 25-12-103, or any replacement or revised version of such standards.

5. Radio Frequency Issues

A. Interference

The members of Owner and any lessee of telecommunication space on the Tower shall obtain all permits, licenses and approvals required by the FCC concerning frequency interference, and shall comply with all FCC, state and local regulations pertaining to testing, prevention, and resolution of interference problems. Before operation commences on the Tower, Owner will establish an engineering committee to address any interference problems. Owner will enlist the expertise of a professional engineering service to help in determining and eliminating interference the engineering committee is unable to resolve.

B. Health

A new source of non-ionizing electromagnetic radiation ("NIER") or increase in NIER from an existing source on the property, when combined with existing sources of NIER,

ANDY BECK - Architecture, since 1964!

*Professional Honors:
- **National Design for Transportation Award**, 1995
- **President's Award for Design Excellence**, 1994
- **Federal Design Achievement Award**, 1992
- **National Historic Preservation Award**, 1992
- **Special Act Award**, NPS, 1991
- **Special Achievemeat Award**, NPS, 1991
- **Certificate of Excellence**, NPS, 1990
- **Special Achievement Award**, NPS, 1990
- **Design Honor Award**, NPS, 1987
- **Design Honor Award**, NPS, 1987
- **Special Achievement Award**, NPS, 1985
- **Director's Award**, NPS, 1982

*Professional Background:
- **Architecture**,
  visitor centers to outhouses, NPS 1978-95
- **Historic Preservation**,
  major hotels to small houses, NPS 1978-95
- **Project Supervisor**,
  many construction projects, NPS 1980-83
- **Structural working drawings**,
  E.W.F. Peterson, 1976
- **Package Engineer** for 1500 molded parts, IBM, 1977
- **Design Assistant** for furniture shop drawings,
  Albert Wood & Five Sons, 1973
- **Field Representative**, construction inspection,
  EBASCO Services, 1972
- **Contract Bid** coordination, compiling & delivery,
  Sea Crest Construction, 1971
- **Maintenance man**, ballfields & outhouses,
  Nassau County Parks, 1970
- **Foreman of rebar crew**,
  4-Way Construction, 1968-69
- **Ditch digger**, Crystal Pools, 1968

*Education:
- **Bachelor of Environmental Design**,
  Texas A&M University, 1972
- **Master of Architecture**, University of Colorado, 1976
- **Licensed Architect**, Colorado B-1950, 1983.

*Building Design:
- **Fossil Butte Visitor Center**,
  Team Captain/Project Architect.
- **National Grasslands Visitor Center**, Wall, SD,
  Team Captain/Project Architect.
- **Polebridge Development**, Glacier National Park,
  Team Captain/Project Architect.
- **Erbie Campground**, Buffalo National River,
  Team Captain/Project Architect.
- **Big Woods Development**, Jean Lafitte,
  Comfort Stations, Project Architect.
- **Chisos Basin Fire Cache**,
  Team Captain/Project Architect.

*Preservation, Restoration & Renovation:
- **Old Faithful Inn Restoration**,
  Team Captain, Project Architect and Project Supervisor.
- **Camp George West Restoration**, Golden, Colorado,
  Team Captain/Project Architect.
- **Many Glacier Hotel**, assessment team leader, Glacier
- **Rectified Photography**, Ft. Larned, Kansas.
- **Interior Renovation**, HS-4, Yellowstone.
- **Measured Drawings**, Old Faithful Inn, Yellowstone.

*Communication, Presentations & Publications:
- **President's Advisory Council on Historic Preservation**, talk/slide show, Washington, D.C., 1992
- **Interpretive Programs**, Yellowstone, 1980-84.
  Slide shows, Living History and "The Architect's Tour".
- **Outhouse Design Class**, National Recreation and Parks Association Annual School, 1989-91.
- **"Architecture in Parks"**, Slide show and talk for the Third Fossil Conference sponsored by NPS, 1992.
- **"The Inn the Park and Other Things"**, 1980-95.
  Slide show/talk presented hundreds of times worldwide.
- **1916 Carpenter**, 1980-83. Living history tour of the Old Faithful Inn, Yellowstone National Park, Wyoming.
- **Books, Magazines & Newspapers**, published dozens of times about both my work and hobbies.

*Research, Analysis and Evaluation:
- **Master's Thesis**, Two Lost Buildings, the work of Louis Sullivan and Frank Lloyd Wright in Colorado.
- **1933 Chicago World's Fair Exhibition & Lustron Homes**, analysis and alternatives.
- **Research Grant**, parks, recreation, open space, Great Falls, Montana, published, Parks for Our City.

*Teaching:
- **Advanced First Aid Instructor**,
  American Red Cross.
- **Mountaineering Instructor**, Colorado Mountain Club.
- **Guest Lecturer**, many schools, K to post grad.
  e.g., University of Colorado, College of Architecture.

*Leadership:
- **Created, Captained and Coached**,
  Texas A&M Wrestling Team.
- **Head Resident**, University graduate student housing.
- **Squad Leader**, Army ROTC,
  trained eleven men to be officers.
- **Mountaineering Leadership Manual Author**

*Graphics:
- **Package Graphics**, IBM Corporation.
- **Coffee House Art Director**, wall graphics, posters, lighting design, advertising, cafe layout, logo.
- **Brochure cover**, University of Colorado Housing.

*Photography:
- **Published, Professional Architectural Photographer**
- **600 photos selected for university slide file.**
- **Own and operate a black & white darkroom.**

*The Otherwise Andy Beck:
- **Crafts**: sewing, weaving, woodwork, furniture design
- **Athletics**: wrestling, track, backpacking, fencing, skiing, technical rock climbing, jujitsu, surfing, squash, riflery.

*Art, Academic, Athletic & Automotive Honors
- **First Place**,
  Colorado State Novice Foil Championship, 1976
- **Second Place**,
  Texas State Collegiate Wrestling Assoc., 1972
- **Best-of-Show**, Artfair '70
- **Varsity Letters**, eleven awards, 1966-72
- **1st, 2nd & 3rd Place**, international competition,
  Military Vehicle Preservation Association, 1989
- **Hill-Maffei Award**, Texas A&M University, 1972

Andy Beck, Architect, NPS/DSC, National Awards, Fame & Glory!

Professional Honors:

National Design for Transportation Award, 1995, Polebridge Development, Glacier
President's Award for Design Excellence, 1994, Old Faithful Inn, Yellowstone
Federal Design Achievement Award, 1992, Old Faithful Inn, Yellowstone
National Historic Preservation Award, 1992, Old Faithful Inn, Yellowstone
Special Act Award, NPS, 1991, Fossil Butte National Monument Visitor Center
Special Achievement Award, NPS, 1991, Fossil Butte Visitor Center
Construction Honor Award, NPS, 1987, Old Faithful Inn, Yellowstone
Design Honor Award, NPS, 1987, Fossil Butte National Monument Visitor Center

Old Faithful Inn Restoration Project, Yellowstone National Park

Between 1980-83 **Andy Beck** was the Project Architect for the restoration of the Old Faithful Inn in Yellowstone National Park, Wyoming. The log-construction Inn is a 350 room hotel built in 1903. Better late than never, between 1992 and 1994, Andy's work was recognized three times, winning the "Grand Slam" of historic preservation for his work at Old Faithful.

The first distinction was the **Federal Design Achievement Award**, the highest honor from the National Endowment for the Arts. It is given every four years as a result of a national competition.

The second award was the **President's Award for Design Excellence**. This distinction is from the President of the United States and is the highest honor for any federal project. Only winners of the Federal Design Achievement Award are eligible to compete.

Third, Andy won the **National Historic Preservation Award**, which is the highest honor given by the President's Advisory Council on Historic Preservation. This last award was in commemoration of the 25th anniversary of the Historic Preservation Act of 1966, and has been given out only twice in 25 years.

The Federal Design Achievement Award was bestowed at the Old Faithful Inn. Both the President's Award for Design Excellence and the National Historic Preservation Award were supposed to have been presented at White House ceremonies. Because of delays in scheduling with then-President George Bush, the Advisory Council on Historic Preservation scheduled a colorful ceremony next door to the White House in the Treasury Building. The Advisory Council hosted a weekend of events, including a banquet dinner.

The National Endowment for the Arts held out for a White House ceremony with President Bill Clinton. Finally, in 1994, Andy received an invitation to the White House. Andy Beck shared these three honors with DSC architects Paul Newman and Tom Busch.

In the world of preservation, this is like winning the World Series, the NBA championship and the Superbowl, all in one year! Or maybe it's like winning Wimbleton, the World Cup and the Indy 500. Even before these awards, news of this project had been published in regional newspapers and in nationally distributed books. The story of this preservation work has been presented over 100 times in meetings and conferences throughout the United States and in 15 foreign countries. Since sweeping the presidential design awards, the Old Faithful Inn Restoration Project has been featured in national publications, newspapers, books and magazines dozens of times.

Polebridge Development, Glacier National Park

Most recently the **Polebridge Development** in Glacier National Park won the **National Design for Transportation Award**. This distinction is a joint tribute from the Department of Transportation and the National Endowment for the Arts. The Polebridge development consists of an entrance station and five maintenance buildings. Andy's work resulted in one of only 24 awards in a competition with hundreds of entries. Some of the entries included billion dollar projects such as Denver International Airport. The award brings great honor to both Andy and the Denver Service Center.

Fossil Butte National Monument Visitor Center

Farther south in Wyoming is the **Fossil Butte National Monument Visitor Center**. Andy Beck designed the visitor center for this small intimate park near Kemmerer. The building has been open since June 1990 when the dedication was held. The entire Wyoming congressional delegation came from Washington. Most of the state government showed up, too. The visitor center was selected as "Capital for a Day" and as a "Wyoming Centennial Project". The design has gained national attention by winning two NPS design awards and was published in the March 1991 issue of Landscape Architecture magazine.

B-17 & B-47 Crash Sites, Yellowstone National Park

Other work in Yellowstone by Andy Beck that has garnered national attention was his research into Air Force bomber crash sites in the park. In a book by journalist Ross Simpson, **The Fires of '88**, Simpson devotes an entire chapter to the B-17 and B-47 sites. This book is still available in the park and surrounding region. A shorter version of that chapter appeared in a regional aviation weekly.

ANDY BECK - Architecture, since 1964!

*Professional Honors:
- **National Design for Transportation Award**, 1995
- **President's Award for Design Excellence**, 1994
- **Federal Design Achievement Award**, 1992
- **National Historic Preservation Award**, 1992
- **Special Act Award**, NPS, 1991
- **Special Achievement Award**, NPS, 1991
- **Certificate of Excellence**, NPS, 1990
- **Special Achievement Award**, NPS, 1990
- **Design Honor Award**, NPS, 1987
- **Design Honor Award**, NPS, 1987
- **Special Achievement Award**, NPS, 1985
- **Director's Award**, NPS, 1982

*Professional Background:
- **Architecture**, visitor centers to outhouses, NPS 1978-95
- **Historic Preservation**, major hotels to small houses, NPS 1978-95
- **Project Supervisor**, many construction projects, NPS 1980-83
- **Structural working drawings**, E.W.F. Peterson, 1976
- **Package Engineer** for 1500 molded parts, IBM, 1977
- **Design Assistant** for furniture shop drawings, Albert Wood & Five Sons, 1973
- **Field Representative**, construction inspection, EBASCO Services, 1972
- **Contract Bid** coordination, compiling & delivery, Sea Crest Construction, 1971
- **Maintenance man**, ballfields & outhouses, Nassau County Parks, 1970
- **Foreman of rebar crew**, 4-Way Construction, 1968-69
- **Ditch digger**, Crystal Pools, 1968

*Education:
- **Bachelor of Environmental Design**, Texas A&M University, 1972
- **Master of Architecture**, University of Colorado, 1976
- **Licensed Architect**, Colorado B-1950, 1983.

Building Design:
- **Fossil Butte Visitor Center**, Team Captain/Project Architect.
- **National Grasslands Visitor Center**, Wall, SD, Team Captain/Project Architect.
- **Polebridge Development**, Glacier National Park, Team Captain/Project Architect.
- **Erbie Campground**, Buffalo National River, Team Captain/Project Architect.
- **Big Woods Development**, Jean Lafitte, Comfort Stations, Project Architect.
- **Chisos Basin Fire Cache**, Team Captain/Project Architect.

*Preservation, Restoration & Renovation:
- **Old Faithful Inn Restoration**, Team Captain, Project Architect and Project Supervisor.
- **Camp George West Restoration**, Golden, Colorado, Team Captain/Project Architect.
- **Many Glacier Hotel**, assessment team leader, Glacier
- **Rectified Photography**, Ft. Larned, Kansas.
- **Interior Renovation**, HS-4, Yellowstone.
- **Measured Drawings**, Old Faithful Inn, Yellowstone.

*Communication, Presentations & Publications:
- **President's Advisory Council on Historic Preservation**, talk/slide show, Washington, D.C., 1992
- **Interpretive Programs**, Yellowstone, 1980-84. Slide shows, Living History and "The Architect's Tour".
- **Outhouse Design Class**, National Recreation and Parks Association Annual School, 1989-91.
- **"Architecture in Parks"**, Slide show and talk for the Third Fossil Conference sponsored by NPS, 1992.
- **"The Inn the Park and Other Things"**, 1980-95. Slide show/talk presented hundreds of times worldwide.
- **1916 Carpenter**, 1980-83. Living history tour of the Old Faithful Inn, Yellowstone National Park, Wyoming.
- **Books, Magazines & Newspapers**, published dozens of times about both my work and hobbies.

*Research, Analysis and Evaluation:
- **Master's Thesis**, Two Lost Buildings, the work of Louis Sullivan and Frank Lloyd Wright in Colorado.
- **1933 Chicago World's Fair Exhibition & Lustron Homes**, analysis and alternatives.
- **Research Grant**, parks, recreation, open space, Great Falls, Montana, published, Parks for Our City.

*Teaching:
- **Advanced First Aid Instructor**, American Red Cross.
- **Mountaineering Instructor**, Colorado Mountain Club.
- **Guest Lecturer**, many schools, K to post grad. e.g., University of Colorado, College of Architecture.

*Leadership:
- **Created, Captained and Coached**, Texas A&M Wrestling Team.
- **Head Resident**, University graduate student housing.
- **Squad Leader**, Army ROTC, trained eleven men to be officers.
- **Mountaineering Leadership Manual Author**

*Graphics:
- **Package Graphics**, IBM Corporation.
- **Coffee House Art Director**, wall graphics, posters, lighting design, advertising, cafe layout, logo.
- **Brochure cover**, University of Colorado Housing.

*Photography:
- **Published, Professional Architectural Photographer**
- **600 photos selected for university slide file.**
- **Own and operate a black & white darkroom.**

*The Otherwise Andy Beck:
- **Crafts**: sewing, weaving, woodwork, furniture design
- **Athletics**: wrestling, track, backpacking, fencing, skiing, technical rock climbing, jujitsu, surfing, squash, riflery.

*Art, Academic, Athletic & Automotive Honors
- **First Place**, Colorado State Novice Foil Championship, 1976
- **Second Place**, Texas State Collegiate Wrestling Assoc., 1972
- **Best-of-Show**, Artfair '70
- **Varsity Letters**, eleven awards, 1966-72
- **1st, 2nd & 3rd Place**, international competition, Military Vehicle Preservation Association, 1989
- **Hill-Maffei Award**, Texas A&M University, 1972

Andy Beck, Architect, NPS/DSC, National Awards, Fame & Glory!

Professional Honors:

National Design for Transportation Award, 1995, Polebridge Development, Glacier
President's Award for Design Excellence, 1994, Old Faithful Inn, Yellowstone
Federal Design Achievement Award, 1992, Old Faithful Inn, Yellowstone
National Historic Preservation Award, 1992, Old Faithful Inn, Yellowstone
Special Act Award, NPS, 1991, Fossil Butte National Monument Visitor Center
Special Achievement Award, NPS, 1991, Fossil Butte Visitor Center
Construction Honor Award, NPS, 1987, Old Faithful Inn, Yellowstone
Design Honor Award, NPS, 1987, Fossil Butte National Monument Visitor Center

Old Faithful Inn Restoration Project, Yellowstone National Park

Between 1980-83 **Andy Beck** was the Project Architect for the restoration of the Old Faithful Inn in Yellowstone National Park, Wyoming. The log-construction Inn is a 350 room hotel built in 1903. Better late than never, between 1992 and 1994, Andy's work was recognized three times, winning the "Grand Slam" of historic preservation for his work at Old Faithful.

The first distinction was the **Federal Design Achievement Award**, the highest honor from the National Endowment for the Arts. It is given every four years as a result of a national competition.

The second award was the **President's Award for Design Excellence.** This distinction is from the President of the United States and is the highest honor for any federal project. Only winners of the Federal Design Achievement Award are eligible to compete.

Third, Andy won the **National Historic Preservation Award**, which is the highest honor given by the President's Advisory Council on Historic Preservation. This last award was in commemoration of the 25th anniversary of the Historic Preservation Act of 1966, and has been given out only twice in 25 years.

The Federal Design Achievement Award was bestowed at the Old Faithful Inn. Both the President's Award for Design Excellence and the National Historic Preservation Award were supposed to have been presented at White House ceremonies. Because of delays in scheduling with then-President George Bush, the Advisory Council on Historic Preservation scheduled a colorful ceremony next door to the White House in the Treasury Building. The Advisory Council hosted a weekend of events, including a banquet dinner.

The National Endowment for the Arts held out for a White House ceremony with President Bill Clinton. Finally, in 1994, Andy received an invitation to the White House. Andy Beck shared these three honors with DSC architects Paul Newman and Tom Busch.

In the world of preservation, this is like winning the World Series, the NBA championship and the Superbowl, all in one year! Or maybe it's like winning Wimbleton, the World Cup and the Indy 500. Even before these awards, news of this project had been published in regional newspapers and in nationally distributed books. The story of this preservation work has been presented over 100 times in meetings and conferences throughout the United States and in 15 foreign countries. Since sweeping the presidential design awards, the Old Faithful Inn Restoration Project has been featured in national publications, newspapers, books and magazines dozens of times.

Polebridge Development, Glacier National Park

Most recently the **Polebridge Development** in Glacier National Park won the **National Design for Transportation Award**. This distinction is a joint tribute from the Department of Transportation and the National Endowment for the Arts. The Polebridge development consists of an entrance station and five maintenance buildings. Andy's work resulted in one of only 24 awards in a competition with hundreds of entries. Some of the entries included billion dollar projects such as Denver International Airport. The award brings great honor to both Andy and the Denver Service Center.

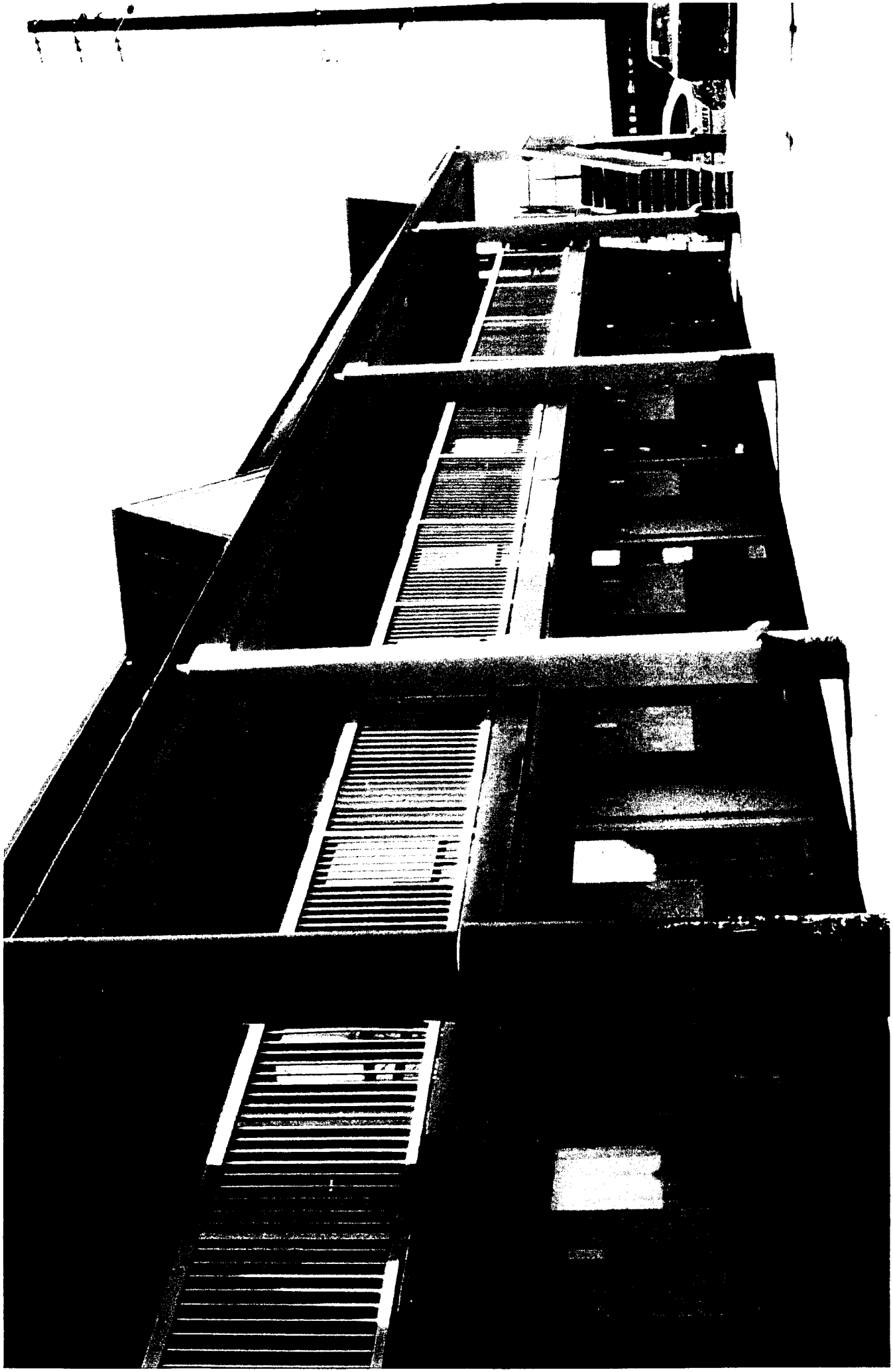
Fossil Butte National Monument Visitor Center

Farther south in Wyoming is the **Fossil Butte National Monument Visitor Center**. Andy Beck designed the visitor center for this small intimate park near Kemmerer. The building has been open since June 1990 when the dedication was held. The entire Wyoming congressional delegation came from Washington. Most of the state government showed up, too. The visitor center was selected as "Capital for a Day" and as a "Wyoming Centennial Project". The design has gained national attention by winning two NPS design awards and was published in the March 1991 issue of Landscape Architecture magazine.

B-17 & B-47 Crash Sites, Yellowstone National Park

Other work in Yellowstone by Andy Beck that has garnered national attention was his research into Air Force bomber crash sites in the park. In a book by journalist Ross Simpson, **The Fires of '88**, Simpson devotes an entire chapter to the B-17 and B-47 sites. This book is still available in the park and surrounding region. A shorter version of that chapter appeared in a regional aviation weekly.


H&R BLOCK
LAND CRUISER
68P1371



Witness Testimony

Margot Zellan

Business Park and we were told the only way that we could avoid having any kind of interference was to wrap the building in construction with copper wire mesh. I'm concerned about that. I'm concerned about health problems. I'm concerned about people in our congregation that are talking of selling their homes and moving. And I just wanted to express my concern for that tonight. Thank you.

HOLLOWAY: Thank you. And Brad Ross Shannon, we already got. Okay. We are at the end of our list. Is there anyone that wishes to testify that was not on this list? Oh, Margot? How come...you were on this list, how come I passed you up? I'm sorry.

ZELLAN: Thank you. My name is Margot Zellan and I live on Lookout Mountain. I'm here to testify tonight in two capacities. First as chairperson of Plan Jeffco and second as a 28 year resident of Lookout Mountain. For the record, Plan Jeffco launched the County's award winning Open Space Program in 1972. And it's continued to be the citizen watch dog group for the protection of the County's visual resources. Plan Jeffco reflects the views of tens of thousands of County voters who overwhelmingly voted to preserve our scenic vistas in 1972 and of the 71% of voters who supported the 1998 SOS bond issue. At the ballot box and in public opinion surveys, Jeffco citizens consistently tell us that they want the unique land forms which define the character of our County to be preserved. The mountain backdrop is without doubt the area which defines our community. It is truly unique. You as County Commissioners and every county commissioner in the 28 years that I have lived

range look towards the mountain backdrop for beauty and a sense of place. And that is...that this is a resource the people hold precious and the County's goal is to maintain the backdrop as a valuable asset for present and future generations. Finally, the Open Space Master Plan approved by the County Commissioners in 1992 describes the effort that Jeffco is making to assure that the high scenic features of the foothills are protected from development and that scenic preservation of the foothills backdrop are the focus of the mountain backdrop effort. It even lists first of six significant preservation areas in the County. Contrast these statements from Jefferson County documents with the applicant's proposed 40 foot high building, the size of a several story Wal-Mart with it's 20 foot high retaining walls which will rise as high as the rotunda of this building, to be constructed on the ridge of our backdrop. These massive structures, planned for the ridge top and the face of Lookout Mountain are the antitheses of the type of visual experience Jeffco residents want to wake up to every day. It will permanently deface our most valued land form. I know that you do not want to be permanently associated with this proposed defacement of our treasured landmark. The sensitive development described in the mountain backdrop project is the essence of the County Commissioner approved Central Mountain Community Plan, which is to guide this zoning process. The proposed massive structures are clearly inconsistent with the plan's direction to avoid locating structures so that they are the dominant silhouette on the ridge line. This insensitive development proposal is an insult to all of those working to preserve the scenic beauty of our backdrop, to those who labored to draft the community

Front Range Mountain Backdrop Project

A cooperative effort of Boulder, Douglas, El Paso, Jefferson and Larimer Counties

For immediate release -- October 15, 1996

First phase completed in Front Range Mountain Backdrop Project

Many tools are available to ensure that the Front Range Mountain Backdrop will be as beautiful for future generations as it is today. That is the conclusion reached by the Front Range Mountain Backdrop Project, an unprecedented cooperative endeavor of the five counties that line the Colorado Front Range.

For the last year, scores of citizens have been meeting with county commissioners, planning staffs, landowners, private companies, federal and state agencies and various business people from south of Pikes Peak to the Wyoming border. They have been talking about ways to safeguard the majestic views of the Front Range Mountain Backdrop.

The project is a totally voluntary planning partnership among Boulder, Douglas, El Paso, Jefferson and Larimer Counties. It was initiated out of concern for the scenic views that are enjoyed on a daily basis by two-thirds of the state's population.

Through a planning grant from Great Outdoors Colorado and contributions from each county, a consulting team has been facilitating the collection and analysis of large volumes of information. The information comes from input at public meetings, visual analyses of the scenic views and geographic information systems data, including land characteristics, natural resources, vegetation, wetlands and minerals. One of the first steps was to develop common data bases and terminology and to create computerized maps that illustrate all the combined information.

The primary goal of the first phase of the project was to identify critical lands. Particular

- more -

700 Jefferson County Parkway, Suite 100 Golden, Colorado, 80401 (303) 271-5925

PLAINTIFF'S EXHIBIT 37

attention was paid to:

- Scenic properties along shared county borders
- Those most visible to the most people
- Those with wetlands or other habitat critical to wildlife
- Key wildlife migration patterns and
- Properties under pressure of development.

Through sharing information at public meetings, surveys, comparisons with current master plans, land inventories, other resource information and detailed data analysis, each county is identifying key areas.

In general, the mountain backdrop can be defined as the eastern foothills of the Rocky Mountains where the plains rise to meet the mountains and where the ecosystems and land-use patterns of the plains and foothills merge. It is the most visible landmark that greets visitors from the east and is a symbol of Colorado's natural beauty.

Between 1970 and 1990, the population of the five counties increased 86 percent and is projected to continue to grow rapidly. This will place additional pressures on the steep slopes, increasing the risks of wildfires, disturbing wildlife, putting a strain on infrastructure and detracting from the views.

Emphasis in the five-county project is placed on respecting private property rights and working in partnership, not only with the other counties but also with other public and private agencies and individual landowners.

With the key areas identified, the next step will be to strengthen current partnerships, seek additional partners and also to apply for grant funding.

Among the tools that have been identified are:

- Conservation easements, which are permanent voluntary restrictions that limit development to certain areas of a property
- Limited development rights where landowners retain part of their property for development
- Cluster development, which allows development in one area of a property while permanently restricting development in the other portions
- Long-term leases where property is kept in agricultural use for a specified number of years. If the landowner decides to sell at the end of that period, the leasing agency gets the first right of refusal.

- more -

- Purchases at less than market price that enable interested landowners to use the amount less than market price as a charitable contribution for income tax purposes
- Annuities for landowners to sell to nonprofit agencies, putting the money in an annuity for a lifetime income
- Life estates
- Tax free exchanges
- Land trades
- Encouraging agricultural uses to remain in agriculture
- Meetings with landowners to understand their hopes and needs for their properties
- Reclaiming and restoring lands previously disturbed
- Sensitive siting of development and mineral extraction areas
- Fee simple land purchase from willing sellers.

The results of the data collection and analysis in the first phase of the mountain backdrop project is to be reviewed by the Boards of County Commissioners. The multi-year project is a valuable vehicle for sharing planning efforts, long range visions, inter-county endeavors and other efforts of regional significance.

For more information, call:

Margaret McKinney, Boulder County, (303) 441-3399

Kate Hatten, Douglas County (303) 660-7428

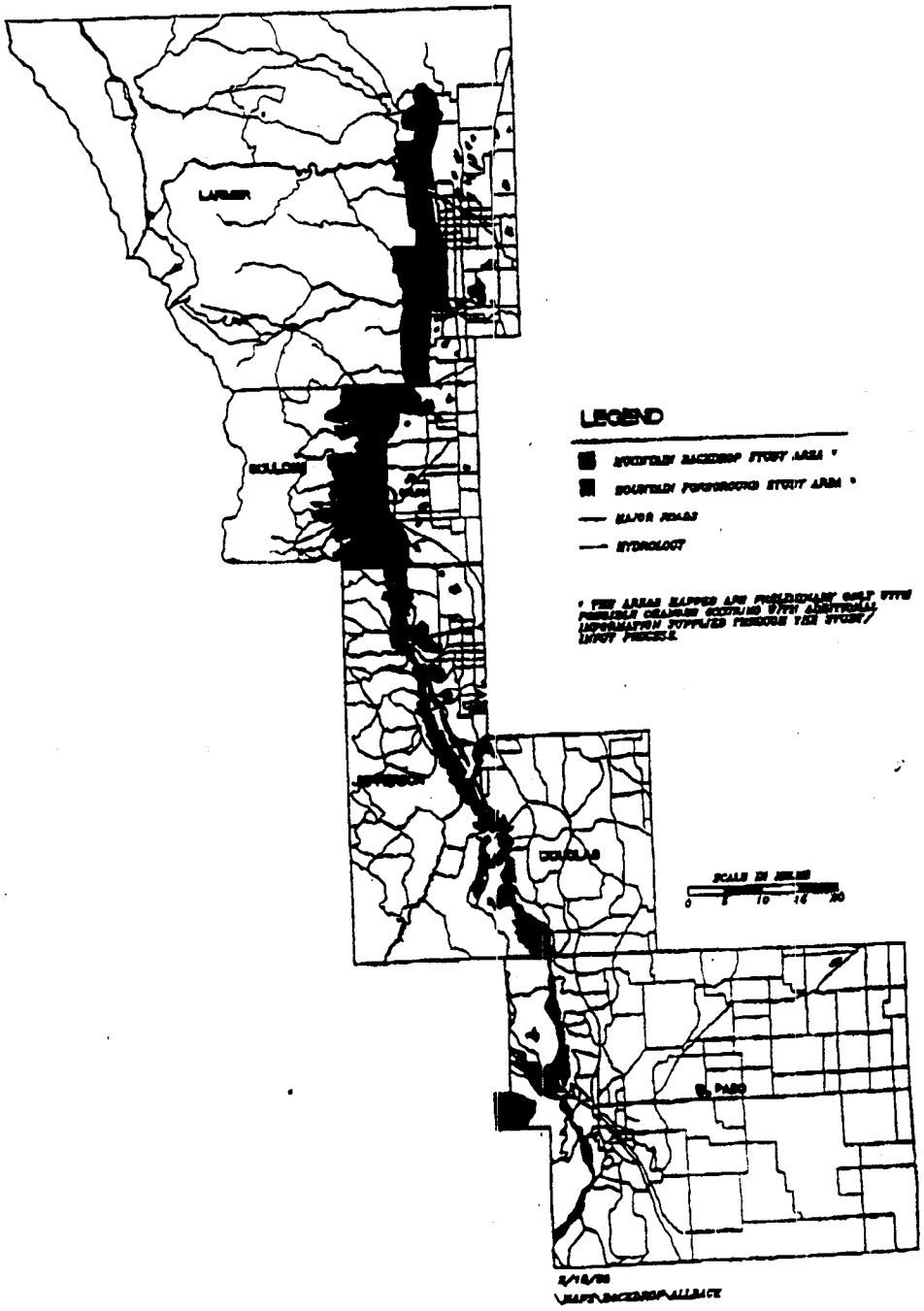
Adrienne Frucci, El Paso County (719) 520-6497

Kathryn Heider, Jefferson County (303) 271-8512

Donna Hart, Larimer County (970) 498-7012

- 30 -

FRONT RANGE MOUNTAIN BACKDROP STUDY



ACQUISITIONS USING ALL REVENUES

PRIORITY AREA	Entity	Year Closed	OSAC Number	Acres	Value Used	County Share
Bear Creek Canyon						
Mountain-Air, Lair O	OS	1987	74-34	316.8	1,100,000	1,100,000
YMCA	OS	1991	87-17	159.2	89,900	89,900
Bear Creek	OS	1992	87-96	1401.0	3,905,593	3,905,593
Bagwell	OS	1993	88-101	2.0	22,500	22,500
Gross Masonry	OS	1993	92-131	-1.7	-3,000	-3,000
Wright:Bear Creek	OS	1991/1992	89-69	72.6	181,452	181,452
Braun, Lair	OS	1991	89-041	2.5	23,500	23,500
Jersin	OS	1993	91-032	16.9	17,000	0
Bear Creek Total				1969.3	5,336,945	5,319,945
Clear Creek Canyon						
BLM	OS	1995	92-096	240.0	0	
Goltra	OS	1995	94-095	766.4	2,874,143	2,874,143
Flynn	MV	1996	95-068	177.2	595,000	595,000
Mt Vernon	MV	1996	96-055	160.0	0	
BLM	OS	1997	93-88	44.0	100	100
Goltra	OS	1997	95-083	80.0	650,000	650,000
Bear Creek Development	OS	1997	92-94	180.0	746,632	746,632
Bear Creek Development	OS	1998	92-94	286.1	1,273,463	1,273,463
Bear Creek Development	OS	1999	92-94	150.9	735,000	735,000
Bear Creek Development	OS	1999	92-94	1048.0	3,720,000	3,720,000
Clear Creek Total				3132.6	10,594,338	10,594,338
Mtn Backdrop North						
Ranson/Edwards						
Quarter Circle	OS	1995	94-35	708.9	2,480,996	2,480,996
Stevens	OS	1999	92-034	83.5	626,000	626,000
White Ranch						
White	OS	1974	74-14	3002.0	2,017,200	857,814
Crawford Gulch Land V	OS	1976	75-45	7.9	6,720	6,720
Pearce Access	OS	1976	75-47	3.3	2,549	2,549
Ramstetter Access	OS	1993	93-104	1.0	0	0
Coors	OS	lease	75-46	26.7	0	0
Golden Properties	OS	1995	94-011	568.5	1,819,104	1,819,104
Golden Prop Ease	OS	1995	94-011	110.5	0	0
Golden Properties	OS	1996	94-011	450.8	1,442,538	1,442,538
S&G Properties	OS	1995	92-092	875.2	2,500,000	2,500,000
Ralston Dev	OS	1994	91-106	185.5	649,355	649,355
Bisque	OS	1997	96-23	50.0	0	0
Seaver, easement	OS	1999	97-020	547.5	0	0
Mtn Backdrop North Total				6621.3	11,544,462	10,385,076

PLAINTIFF'S EXHIBIT

ACQUISITIONS USING ALL REVENUES

PRIORITY AREA	Entity	Year Closed	OSAC Number	Acres	Value Used	County Share
Mtn Backdrop Central						
Apex Park						
Apex Proper	OS	1974	73-6	400.6	720,000	300,000
Heritage Square	OS	lease	75-34	5.0	0	0
Good II	OS	1976	76-22	91.1	90,592	90,592
Paradise Hills I	OS	1976	75-46	8.7	22,600	22,600
Paradise Hills II	OS	1992	82-22	26.5	52,000	52,000
Vickers	OS	1978	77-31	2.9	7,570	0
Weller	OS	1983	81-31	2.5	6,375	6,375
Polite	OS	1988	86-29	-0.3	0	0
Cabrini Shrine	OS	1993	89-71	0.5	2,500	2,500
Koch	OS	1995	93-56	31.1	116,625	116,625
Bachman	OS	1996	93-003	75.2	400,000	400,000
Chisholm	OS	1995	95-028	17.5	0	0
Clear Creek Mouth						
Terry	OS	1997	83-12	13.9	0	0
C Mitchell	OS	1996	96-001	3.8	55,000	55,000
E Mitchell	OS	1996	92-102	41.5	155,550	155,550
F. Mitchell	OS	1996	94-083	0.2	65,000	65,000
Huffstutler	OS	1996	94-033	1.9	21,000	21,000
J Mitchell	OS	1996	94-084	1.9	17,000	17,000
L Mitchell	OS	1997	94-85	0.5	50,000	50,000
Hartmeister	OS	1997	92-101	6.0	85,000	85,000
Hogback						
Nelson	OS	1973	73-7	68.9	160,659	154,921
Rooney	OS	1975	73-9	65.8	208,000	85,761
Matthews, $in M-W Pk	OS	1977	73-10	10.0		
Winters, $ in M-W Park	OS	1976	73-13	23.1		
Chestnut	OS	1983	73-12	30.0	120,760	108,760
Tincup-Rooney Landfill	OS	1977	76-5	72.0	184,250	137,043
Bachman	OS	1983	81-14	6.4	17,000	17,000
Parfet	OS	1982	81-15	119.0	562,920	562,920
Southwest Devel	OS	1982	81-16	45.7	157,182	157,182
Ocean Majestic	OS	1982	81-26	50.1	356,359	356,359
Bear Creek Dev/Hogback	OS	1983	81-17	30.8	104,770	104,770
Lakewood Brick	OS	1983	82-7	37.5	93,400	93,400
Denver Brick & Pipe	OS	1983	82-7	133.1	550,100	549,880
Bandimere Trade	OS	1994	89-019	17.7	0	0
Schlickman	OS	1995	93-068	2.5	34,000	34,000
Jenkins	OS	1996	92-123	2.0	29,000	29,000
Matthews Winters						
Matthews	OS	1977	73-10	347.0	690,550	410,550
Winters	OS	1976	73-13	487.8	1,298,288	510,810
Bear Creek Dev/Mt Vern	OS	1983	82-2	259.7	880,000	858,000
Isern/Matthews-Wint	OS	1994	89-6	-0.2	-800	-800

ACQUISITIONS USING ALL REVENUES

PRIORITY AREA	Entity	Year Closed	OSAC Number	Acres	Value Used	County Share
Mt Falcon Park						
Mt Falcon Assoc	OS	1974	73-	1490.0	1,651,000	1,300,000
Barth Foundation	OS		75-39	2.1	0	0
Foltz	OS	1981	77-27	0.3	2,900	2,900
Gaber	OS	1977	76-20	0.1	450	450
Hodges Access	OS		75-40	1.6	2,427	2,427
Johnston	OS	1977	75-42	8.7	39,000	35,000
Scott	OS		75-41	2.3	10,000	10,000
Mt Glennon						
Jenkins South	OS	1981	80-51	24.6	83,319	83,319
Jenkins North	OS	1981	81-27	29.8	76,657	84,177
Bear Creek Dev Mt Glen	OS	1981	80-54	22.8	55,000	55,000
A Pallaoro	OS	1981	73-4	235.1	731,308	731,308
G Pallaoro	OS	1981	80-53	5.0	20,000	20,000
Zietz	OS	1982	80-52	16.9	50,000	50,000
C-470 Mt Glennon	OS	1988	87-26	-5.4	-100,100	-100,100
C-470 Mt Glennon ROW	OS	1988	87-26	1.6	0	0
Ellis	OS	1999	97-021	3.7	40,000	40,000
Windy Saddle						
Browne	OS	1981	80-32	321.7	325,000	150,000
Bunzel/Meyer	OS	1984	80-33	136.2	367,605	367,605
Ramsletter	OS	1992	91-108	366.0	176,000	176,000
Nature Center	OS	1975	74-2	110.0	0	0
Mtn Backdrop Central Total				5332.8	10,821,798	8,576,884
Mtn Backdrop South						
Deer Creek						
SLB Lease/Deer Creek	OS	lease	91-122	160.0	0	0
DTC Deer Creek	OS	1992	89-85	1721.2	5,400,000	5,400,000
Martin Marietta	OS	1992	91-120	0.8	0	0
TCD North	OS	1992	92-75	0.8	0	0
TCD North	OS	1993	89-85	0.4	0	0
TCD North	OS	1998	97-31	0.2	0	0
Hogback						
Bethel College	KC	1992	90-10	57.2	85,000	85,000
RTC	KC	1994	92-138	119.2	300,000	300,000
Stafford	OS	19995	93-133	115.7	636,240	636,240
South Valley						
Lockheed Martin	OS	1997	95-034	895.0	8,000,000	8,000,000
Colrad	OS	1997	95-049	14.0	280,160	280,160
Mtn Backdrop South Total				3084.2	14,701,400	14,701,400

ACQUISITIONS USING ALL REVENUES

PRIORITY AREA	Entity	Year Closed	OSAC Number	Acres	Value Used	County Share
N Table Mtn						
Coors	OS	1993	89-51	229.4	575,000	575,000
Ramstetter	OS	1998	94-008	273.7	2,326,246	2,326,246
Clark	OS	1998	93-127	57.3	65,000	65,000
Argentine Mine	OS	1999	94-009	898.5	8,985,000	8,985,000
N Table Mtn Total				1458.9	11,951,246	11,951,246
S Table Mtn						
Bunger	OS	1977	73-5	81.0	273,000	273,000
SER	OS	lease	82-6	80.0	0	0
Hays	OS	1995	94-048	0.3	0	
Gaer	GO	1995	94-016	2.8	25,000	15,000
Mauer	GO	1996	94-019	4.7	41,500	31,500
Camp George West and	PV	1999	94-021		0	0
USA/DOE/NREL	OS	1999	94-096	208.78	358000	358,000
S Table Mtn Total				377.5	697,500	677,500
North Mountain						
Asel	OS	1961	60-48	127.5	159,500	0
Goltra	OS	1999	99-018	2899.0	18,843,500	18,843,500
Hayes Angell	OS	1999	99-021	429.6	2,500,000	2,500,000
North Mountain Total				3456.1	21,503,000	21,343,500
Central Mountain						
Alderfer						
Alderfer Addition	OS	1986	84-10	95.9	645,000	645,000
Alderfer Original	OS	1977	74-43	185.0	462,500	400,000
Wyant, 3 Sisters	OS	1978	77-30	54.7	82,142	82,142
State Land Board/Aldef	OS	1989	89-124	440.0	2,200	2,200
Elk Meadow Park						
Elk Meadow	OS	1977	74-39	1140.0	3,209,980	3,184,780
Elk Meadow	OS	1986	74-9	128.6	515,972	515,972
To Evergreen Care Ctr	OS	1989	88-14	-1.4	-97,546	-97,546
Noble Meadow/MALT	OS	1994	94-010	297.3	1,400,000	1,400,000
Eberl	OS	1995	95-060	34.5	0	
Eberl	OS	1995	96-079	51.5	0	
Schroeder	OS	1998	96-081	17.8	157,500	157,500
Hiwan Homestead Museum						
Hiwan Homestead Mus	OS	1974	73-16	3.0	178,250	178,250
Historical Soc Trade	OS	1990	90-40	0.3	0	0
Historical Soc Easemnt	OS	1993	93-87	0.0	0	0
People Path						
Hiwan Ridge	OS	1993	93-116	1.1	0	